BOA GENERAL REVIEW COVERSHEET

CASE: C15-2021-0033 **BOA DATE:** April 12th, 2021

ADDRESS: 221 Lessin Ln
OWNER: Christopher Affinito
COUNCIL DISTRICT: 3
AGENT: Mark Zupan

ZONING: SF-6-NP (Dawson NP)

LEGAL DESCRIPTION: LOT 14 LESS S E 1728SQ FT BLK 2 POST ROAD

VARIANCE REQUEST: decrease the minimum front yard setback from 25 ft. to 10 ft.

SUMMARY: erect Multi-Family -Condominiums

ISSUES: faces a street on three sides, floodplain, heritage trees

	ZONING	LAND USES
Site	SF-6-NP	Townhouse and Condominium Residence
North	GR-CO-NP	Community Commercial
South	SF-3-NP	Single-Family
East	SF-3-NP	Single-Family
West	SF-3-NP	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Bike Austin

Dawson Neighborhood Association

Dawson Neighborhood Organization

Dawson Neighborhood Plan Contact Team

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

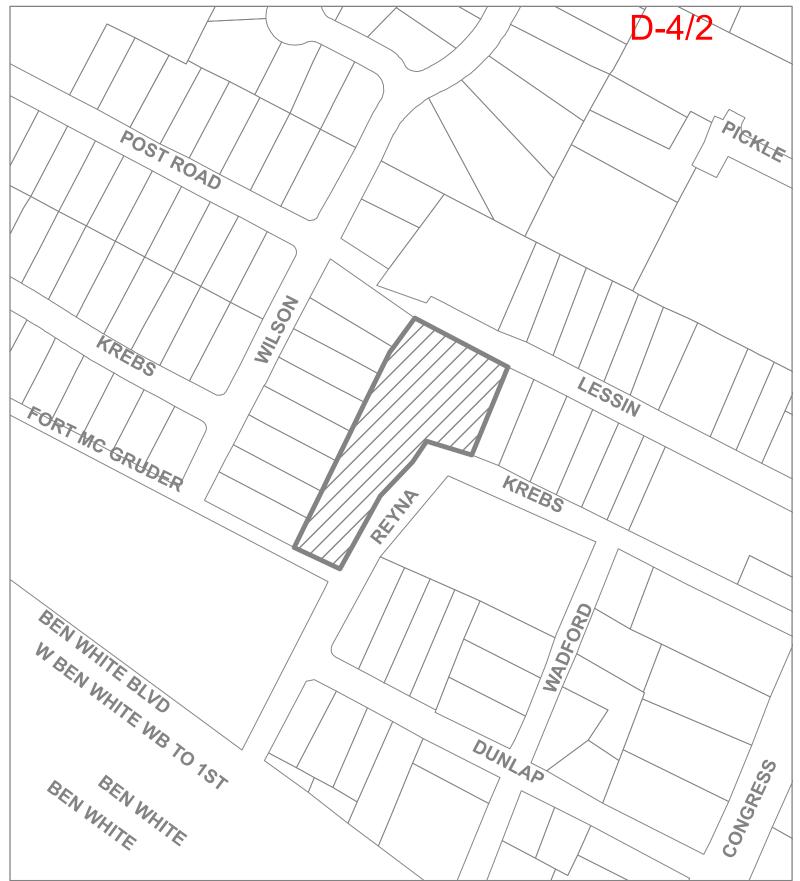
Preservation Austin

SELTexas

Sierra Club, Austin Regional Group

South Austin Commercial Alliance

South Central Coalition



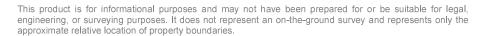




ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2021-0033 LOCATION:221 LESSIN LANE





Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, <u>click here to Save</u> the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

Case #	ROW #		_ Tax #
Section 1: Appli	cant Statement		
Street Address: 221 Le	essin Lane		
Subdivision Legal Desc	ription:		
Lot 14 less SE 172	8 sq-ft Block 2 post road		
Lot(s):		Block(s):	
Outlot:			
Zoning District: SF-6			
I/We <u>Mark Zupan</u>			on behalf of myself/ourselves as
authorized agent for	Chris Affinito, 219 Lessi	in Lane Holdings	affirm that on
Month February	, Day 18 , Ye	ar 2021 , he	ereby apply for a hearing before the
Board of Adjustment	for consideration to (sele	ect appropriate op	tion below):
● Erect	n O Complete O Re	emodel O Ma	intain Other:
Type of Structure: _r	nultifamily, duplexes		

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

We are requesting a waiver from section 25-2-492, site development regulations for a SF-6-NP residential property for a front yard setback on Lessin Lane from 25-ft to 12-ft for the site located in project SP-2020-0364C.

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

Condominium Residential Use in SF-6 zoning districts allows for 1 unit per 3,500 SF on site area. Based on the site area of approximately 63,597 SF, this property is entitled to 18 condominium residential units. Due to a high concentration of heritage trees and valuable "less-than-heritage" trees, floodplain, and the fact that the property is a "through lot" (i.e. both front and rear of the property face a street, creating additional building setbacks), we would only be able to build 14 condo units on this property without creating a larger, attached condo building that would look inconsistent with the character of the neighborhood.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

Most properties in the area are much smaller, are zoned SF-3, are not in the floodplain, and have a lower concentration of valuable and heritage trees. This property is also unique in that the front and rear both face a street, creating a "double front setback", which further restricts development compared to other lots.

b) The hardship is not general to the area in which the property is located because:

Other lots in the area do not face a street on three sides (front, rear, east side) and therefore are subject to smaller building setbacks. The combination of these additional setbacks, the floodplain along the western side, and high concentration of valuable trees (i.e. trees we would prefer to preserve) and heritage trees (which we must preserve) is not general to the area and is unique to this particular property.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Contrary to altering the character of the area, granting this variance will actually preserve the character of the area, because it will allow us to build detached houses and duplexes, as opposed to a townhome or apartment-style development, in order to achieve the unit count allowed by zoning. If this property simply were not a "through lot" we would be able to design a development that both conforms with current zoning and with the character of the neighborhood.

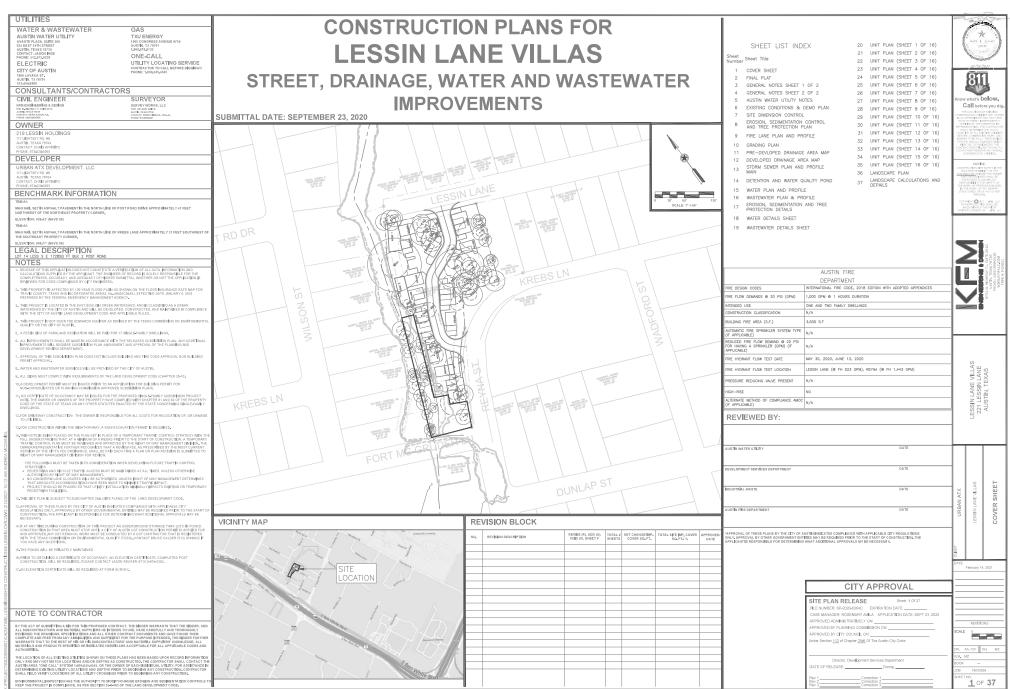
Parking (additional criteria for parking variances only)

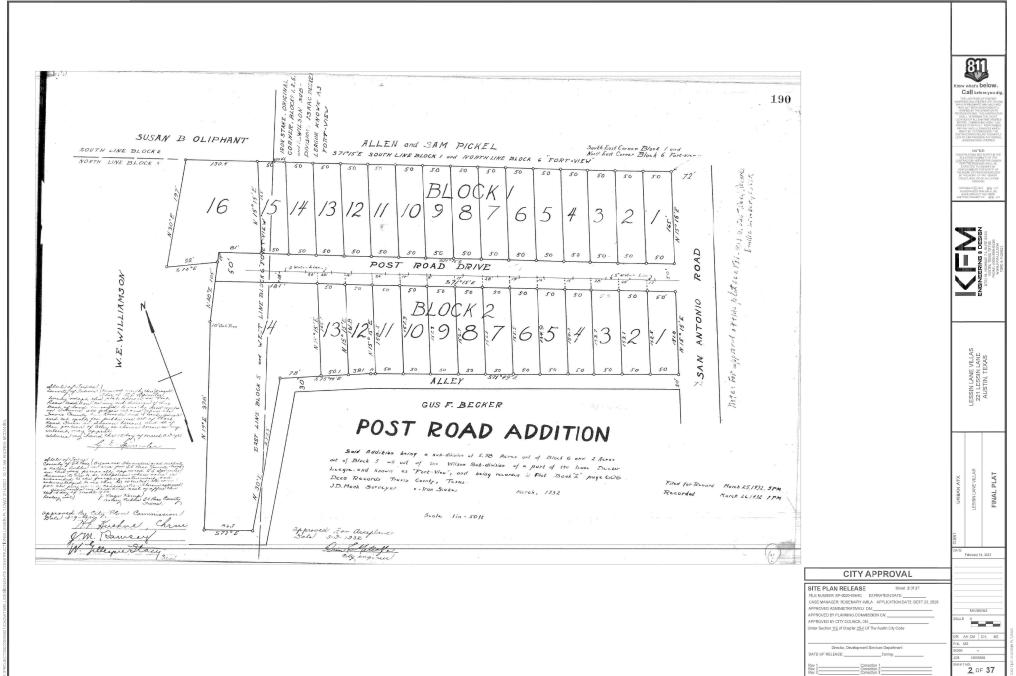
Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. 	uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:
2.	The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:
3.	The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:
4.	The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

I affirm that my statements contained in the complete ap my knowledge and belief.	plication are true	and correct to the best of
Applicant Signature:		Date: <u>02/19/2021</u>
Applicant Name (typed or printed): Mark Zupan		
Applicant Mailing Address: 7801 W Hwy 71, Suite 201G		
City: Austin	State: TX	Zip: <u>78735</u>
Phone (will be public information): (512) 628-8281		
Email (optional – will be public information):		
Section 4: Owner Certificate		
I affirm that my statements contained in the complete ap my knowledge and belief.	plication are true	and correct to the best of
Owner Signature: Christopher Affinito		Date: <u>02/19/2021</u>
Owner Name (typed or printed): Christopher Affinito		
Owner Mailing Address: 117 Lightsey Rd		
City: Austin	State: <u>TX</u>	Zip: <u>78704</u>
Phone (will be public information):		
Email (optional – will be public information):		
Section 5: Agent Information		
Agent Name: KFM Engineering, Mark Zupan		
Agent Mailing Address: 7801 W Hwy 71, Suite 201G		
City: Austin	State: TX	Zip: <u>78735</u>
Phone (will be public information): (512) 628-8281		
Email (optional – will be public information):		
Section 6: Additional Space (if applicable	e)	
Please use the space below to provide additional inform referenced to the proper item, include the Section and F		





GENERAL CONSTRUCTION NOTES

- CONTRACTOR MUST OBTAIN UTILITY EXCAVATION PERMITS, FOR EACH RIGHT-OF-WAY EXCAVATED, FROM THE CITY OF AUSTIN PUBLIC WORKS OPPARTMENT CONSTRUCTION INSPECTION DIVISION (974-7286) PRIOR COMMENCEMENT OF WORK, CONTRACTOR SHALL PROVIDE A ONE CALL CENTRE CONSTRAINTON INJURED.
- CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN PUBLIC WORKS DEPARTMENT (974—7181) PRIOR TO THE INSTALLATION OF ANY FACILITY WITHIN A DEMANDE EASEMENT OF SITEET RIGHT-OF-WAY. THE METHODS PLACEMENT AND COMPACTION OF BADGELL IN THE CITY'S RIGHT-OF-BANK MUST BE APPROVED PRIOR TO STARTO FT-HE ARCHITL OPERATION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
- CITY OF AUSTIN UTILITIES REQUIRE A MINIMUM TWO FOOT (2') VERTICAL AN FIVE FOOT (5') HORZONTAL SEPARATION DISTANCE, MEASURED FROM DUTIE DAMATER TO OUTER DUMETER, ANY VERBANCE FROM CITY UTILITIES MUST BI OBTAINED IN WRITING AND SUBMITTED TO THE CITY OF AUSTIN PUBLIC WORKS DEPARTMENT CONSTRUCTION INSPECTION DIVISION (974—7265).
- VERFY THE LOCATION OF UNDERSROUND UTILITIES AT LEAST ONE—HUNDRED FEET (100") IN ADVANCE OF ALL PROPOSED UTILITY CROSSINGS, AND ALSO LOCATIONS WHERE THE PROPOSED FACILITIES ARE DEPUTED TO RUN PARALLEL TO AND WITHIN FIVE FEET (5") OF EXISTING FACILITIES.
- PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PIEC CONSTRUCTION CONFERENCE REPRESENTATIVE SHALL CONVENE A PIECE CONSTRUCTION, CONFERENCE COUNTY SHORERER, CONTRACTION, COUNTY SHORERER, CONTRACTION, COUNTY SHORERER, CHEPROPRIATE, JAIN ON HIGHER AFFECTED PARK AS WASTEWARDER UTILITY DEPARTMENT, 1972—1018, AT LESST 46 ACKES TO THE TIME OF THE CONFERENCE AND 48 HOURS PRIOR TO THE SEGNING OF CONSTRUCTION.

- . IF BLASTING IS PLANNED BY THE CONTRACTOR, A BLASTING PERMIT MUST BE SECURED PRIOR TO COMMENCEMENT OF ANY BLASTING.
- S. USE ONE CALL UTILITY SYSTEM: DIAL 1-800-245-4545, 48 HOURS BEFORE
- OST BRONZE SURVEY MARKERS SHALL BE PLACED IN CONCRETE IN PERMANENT, ACCESSIBLE LOCATIONS AT THE TIME OF CONSTRUCTION. THE PERMAN AN AMMAN OF ONE MARKER SHALL BE PLACED FOR EACH SAFELY OF THE PLACE OF THE MARKER BY THESE AT THE THE OF THE PLACE ONSTRUCTION OFFERENCE WILL BE PLACED ON THE MARKER BY THESE AT THE THE OF THE PRE-CONSTRUCTION OFFERENCE.
- WHENEVER SOIL INVESTIGATION OR EXCAVATION SHOW MORE THE 2 FEET O EXPANSIVE SUBGRADE, WITH P.I. GREATER THAN 25, ONE OF THE FOLLOWIN MEASURES MUST BE ADOPTED.
- A. REPLACE 1.5 FEET OF SUBGRADE WITH A MATERIAL THAT HAS A P.I. LESS THAN 15.
- C. INCREASE THE BASE THICKNESS BY 50% WITH 6" MOISTURE CONDITIONED SUBGRADE.
- AFTER ROUGH GRADING, ALTERNATIVE PAVING DESIGN IN ACCORDANCE WITH THE TCM & THE REFERENCED GEOTECHNICAL ENGINEERING STUDY MAY BE USED IF APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY INSPECTIORS FOLLOWING AN INSPECTION BY THE GEOTECHNICAL, ENGINEER.
- MANHOLE FRAMES, COVERS, AND WATER VALVE COVERS WILL BE RAISED TO FINISHED PAYEMENT GRADE AT THE OWNER'S EXPENSE BY A QUALIFIED CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAYING CONSTRUCTION.
- D. PRIOR TO FINAL ACCEPTANCE OF A STREET OUTSIDE THE CITY LIMITS, STREET NAME SIGNS CONFORMING TO COUNTY STANDARDS SHALL BE INSTALLED BY DEVELOPER.
- WHEN USING LIME STABILIZATION OF SUBGRADE, IT SHALL BE PLACED IN SLURRY FORM.
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- 5. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING OR RELOCATING ALL EXISTING UTILITIES AS REQUIRED.
- ROAD DITCH SHALL BE GRADED TO PROVIDE FOR AN EVEN GRADE AND SECTION BETWEEN EXISTING CULVERTS.
- 7. ALL CULVERTS REMOVED FOR CONSTRUCTION SHALL BE PLACED TO ORIGINAL GRADE.
- 28. ALL DRIVEWAY AND STREET CROSSING TRENCH REPAIRS SHALL BE DONE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD DETAILS FROM THE 1100 SERIES AND SHALL BE COMPLETED WITHIN 10 WORKING DAYS AFTER CROSSING IS MADE.
- 30. NO DRIVEWAY OR STREET SHALL BE CLOSED OVERNIGHT.
- THE CONTRACTOR SHALL REPAIR ALL STREET CROSSINGS, AND DITCHES TO ORIGINAL OR BETTER CONDITION.
- CONTRACTOR TO OBTAIN BARRICADING PERMIT PRIOR TO BLOCKING ANY PORTION OF ROADWAY.

- WHEN CONSTRUCTION IS PROPOSED TO CROSS EXISTING PAVEMENT, A MINIBUM OF ONE TRAFFIC LANE MUST REMAIN OPEN, TEMPORARY ROAD COSUMES ARE NOT ALLOWING, AND IF THEY ARE PROPOSED MUST BE APPROVED BY THE TRANS COUNTY COMMISSIONERS COURT AND USUALL REQUIRES ABOUT FIVE (5) WEST.
- NO MORE THAN 2000' OF CONSTRUCTION ZONE SHALL BE OPEN A TIME WITH CLEAN UP AND RESTORATION WORK OCCURRING BEFORE PROCEEDING TO THE NEXT SECTION. THE CONTRACTOR IS REQUIRE RESTORE ALL DISTURBED AREAS AS THE WORKS PROGRESSES.
- CONSTRUCTION INSPECTION DIVISION (974-7161) TO SCHEDULE A
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CITY OF AUSTIN FIRE DEPARTMENT NOTES

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- 4. ALL DEPENDANC ACCESS FRADAWAYS AND FIRE LANES, INCLUDING SERMOLD/ECORATIVE PANING, SHALL BE ENGREETED AND INSTALLED AS DEPENDANCY (ECORATIVE PANING, SHALL BE ENGREETED AND INSTALLED AS APACHITY SUFFICIENT TO MIET THE REQUIREMENTS FOR IN-2-20 LOADING (16 (PS/WHEEL) AND A TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS CONSIDERED COMPUNANT WITH THIS REQUIREMENTS (TO A 1900 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LOAD OF 80,000 POUNDS IS 1000 POUNDS AND TOTAL VEHICLE LINE LINE VEHICLE LINE LINE VEHICLE LINE
- FIRE LANES DESIGNATED ON SITE PLANS SHALL BE REGISTERED WITH THE CITY OF AUSTIN FIRE DEPARTMENT AND INSPECTED FOR FINAL APPROVAL.
- THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY IEHICLE ACCESS ROADS OR DRIVES IS 14 FEET FOR THE FULL WIDTH OF THI OADWAY OR DRIVEWAY.

APPENDIX P-4: - STANDARD SEQUENCE OF CONSTRUCTION

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APPENDIX P-1: EROSION CONTROL NOTES

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- DIRECTION OF FLOW DURING GRADING OPERATIONS. LOCATION, DESCRIPTION, AND CALCULATIONS FOR OFF-SITE FLOW DIVERSIGNATIONS FOR OFF-SITE FLOW DIVERSIGNATIONS FOR OFF-SITE FLOW DIVERSIGNATION OF THE FLOW DIVERSION OF THE FLOW OF THE FLOW DIVERSION OF
- PRESERVED.

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- LOCATION AND TYPE OF EAS BMPS FOR EACH PHASE OF DISTURBANCE. CALCULATIONS FOR BMPS AS BEOLIBED
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- CONTROL FOR CONVERTING TEMPORARY BASINS TO PERMANENT WI
- CHEDULE FOR REMOVAL OF TEMPORARY CONTROLS
- 3.1 MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES AND SOIL
 3.2 CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT
- 3.4 PROTECT SLOPES 3.5 PROTECT STORM DRAIN INLETS
- 3.6 ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS
- 3.7 RETAIN SEDIMENT ON-SITE AND CONTROL DEWATERING PRACTICES
 3.8 ESTABLISH STABILIZED CONSTRUCTION EXITS
 3.9 ANY ADDITIONAL BMPS
- NOTE THE LOCATION OF EACH BMP ON YOUR SITE MAP(S). -- FOR ANY STRUCTURAL BMPS, YOU SHOULD PROVIDE DESIGN SPECIFICATIONS AND DETAILS AND REFER TO THEM.
 -- FOR MORE INFORMATION, SEE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL 1.4.

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- EMPORARY AND PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL E RESTORED AS NOTED BELOW:

 - SOIL AMENDMENTS SHALL BE WORKED INTO THE EXISTING ONSI TOPSOIL WITH A DISC OR TILLER TO CREATE A WELL-BLENDED MATERIAL.

THE VEGETATIVE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION SHALL RE AS FOLLOWS:

- RARY VEGETATIVE STABILIZATION: NEPOMATY VECTATINE STRBULTATION.

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MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
100% OR ANY BLEND OF WOOD, CELLULOSE, STRAW, AND/OR COTTON PLANT MATERIAL (EXCEPT NO MULCH SHALL EXCEED 30% PAPER)	70% OR GREATER WOOD/STRAM 30% OR LESS PAPER OR NATURAL FIBERS	0-3 MONTHS	MODERATE SLOPES; FROM FLAT TO 3:1	1500 TO 2000 LBS PER ACRE

ERMANENT VEGETATIVE STABILIZATION:

- EXEMPTION YEAR-FAIRS SHELLARING STATES OF THE STATES OF TH

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MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
BONDED FIBER MATRIX (BFM)	80% ORGANIC DEFIBRATED FIBERS			
10% TACKIFIER	6 MONTHS	ON SLOPES UP TO 2:1 AND EROSIVE SOIL CONDITIONS	2500 TO 4000 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)	
FIBER REINFORCED MATRIX (FRM)	65% ORGANIC DEFIBRATED FIBERS 25% REINFORDING FIBER OR LESS 10% TACKIFIER	UP TO 12 MONTHS	ON SLOPES UP TO 1:1 AND EROSIVE SOIL CONDITIONS	3000 TO 4500 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)

- OWNER: 219 LESSIN HOLDINGS, LLC PHONE #: (973) 220-3055
- ADDRESS 117 LIGHTSEY, UNIT B OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: ATWELL, LLC
- PHONE #: (512) 904 0505
- PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PHONE #: TBD AT TIME OF BID
- PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTIO MAINTENANCE: TBD AT TIME OF BID PHONE #: TBD AT TIME OF BID
- . THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIA FROM THE SITE WITHOUT NOTIFYING THE DEVELOPMENT SERVICES DEPARTMEN AT 512-974-2278 AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIA

APPENDIX P-2: TREE AND NATURAL AREA PROTECTION

- ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
- PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.
- PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
- PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE) , FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, NO ROBER TO PREVENT THE FOLLOWING:
- A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERALS;
- B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CLUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ABDURES.
- C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL
- OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
- EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SUBFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;
- WHERE PERMEABLE PAWING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, EPECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAWING AREA (PROOK TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAWING INSTALLATION TO MININIZED ROOT DAMAGE):
- C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE
- D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 974-1876 TO DISCUSS ALTERNATIVES.
- CIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FT (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FINENING PROMOTED.
- TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOLL BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOLL AS SOON AS POSSIBILL; IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL, IN A MANABER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EXPORTATION. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
- NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
- L ALL FINISHED PRUNNIG SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ABBORDERS
- DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS

SPECIAL CONSTRUCTION TECHNIQUES ECM 3.5.4(D)

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WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

TRENCH SAFETY

1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEAMS AND THE U.S. OPERATIONAL SAFETY AND HEALTH ASMINISTRATION REGULATIONS, ALL TREACHES ONE 5 FEET IN EEPTH IN BETHE HAPE AND COMPACT OR SOFT AND UNSTRALE SOIL SHALL BE SLOPED, SHORED, SHETED, BRAVED OR OTHERWISE SUPPORTED. RUTHERWARD, ALL TREACHES LESS THAN 5 FEET ON DETH'S SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY SE DECRETA

NO MORE THAN 20 PELLOW LAURAN. HAVEN AT PROVIDED IN THE PLANS RECOVER PROVIDED BY THE PLANS RECOVER PROVIDED ROBE AND THAN 15 PLANS RECOVER PROVIDED ROBE AND THAN 15 PLANS RECOVER PROVIDED ROBE AND THAN 15 PLANS RECOVER THAN 15 PLANS ROBE AND THAN 15 PLANS ROBER AND THA

TRAFFIC CONTROL NOTES

- THE CONTRACTOR TO CONTACT CITY OF AUSTIN TRANSPORTATION, PLANNING, AND SUSTAINARHITY DIVISION AT 974-7024.
- THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN BARRICADES, WARNING SIGNS, LAKHERS AND DITARE DEVICES OF THE TYPE AND SIZE AS INDICATED IN THE LATEST OR MOST CURRENT EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, (ADDITIONAL SIGNS MATERICATION OR AS DIRECTED BY THE ENDINEER)
- - TRAFFIC DETOUR DEVICES REQUIRES SIX (6) WORKING DAYS ADVANCE NOTICE PRIOR TO ANY WORK IN ROADWAY.
- DEVICES FOR CHANNEUZATION PURPOSES AT NIGHT SHALL BE SUPPLEMENTED WITH STEADY BURN LIGHTS OR DELINEATORS.
- PURSUANT TO 15-12-131 OF THE CITY CODE, THE CONTRACTOR MAY NOT BLOCK, DIRECT, IMPEDE, OR REPOUTE PEDESTRIAN AND VEHICULAR REPORT OF THE REPORT
- THE CONTRACTOR SHALL CONTACT THE DEPARTMENT OF TRANSPOT AND NATURAL RESOURCES AT 854-9383 A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF BLOCKING TRAFFIC LANES, AND MINIMUM OF SIX (6) WORKING DAYS IN ADVANCE OF SCHEDULED DETOURING OF TRAFFIC LANES, AND
- THE CONTRACTOR SHALL NOTIFY ALL OTHER GOVERNMENTAL AGENCIES WHOSE RIGHT-OF-WAYS ARE AFFECTED BY HIS WORK ZONE TRAFFIC CONTROLS. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT THEY MAY REQUIRE.
- . THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE LANE FOR TRAFFIC WITH FLAGGERS DURING CONSTRUCTION ACTIVITIES. CROSSING EXISTING ROADWAYS ACCESS TO CONTIQUOUS PRIVATE PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.
- THE CONTRACTOR SHALL MAINTAIN DRIVEWAY ACCESS AT ALL TIMES, IF ACCESS CANNOT BE MAINTANED, AT LEAST (24) HOUR WRITTEN NOTICE WILL BE GIVEN TO AFFECTED PROPERTY OWNERS.
- - ALL TRENCHES SHALL BE EITHER BACKFILLED, PLATED, OR FENCED WITH SAFETY FENCING.
- THE CONTRACTOR SHALL MAKE INSPECTION OF ALL TRAFFIC CONTROL
 DEVICES AT LEAST TWO TIMES A DAY (ONCE AT THE BEGINNING OF THE
 DAY AND ONCE AT THE END OF THE WORK DAY), INCLUDING
 NON—MORRING, TO ENSURE THAT ALL DEVICES ARE IN PROPER WORKING
- . ALL SIGNS USED AT NIGHT SHALL BE REFLECTORIZED AND SHALL HAVE A TYPE A FLASHING LIGHT.
- ALL CHANNELIZING DEVICES USED AT NIGHT SHALL HAVE A TYPE C STEADY—BURN LIGHT, SIGN MOUNTING HEIGHTS SHALL BE ONE 1 FOOT MINIMUM ABOVE THE GROUND FOR DAYTIME OPERATIONS, AND THREE (3) FEET MINIMUM ABOVE THE GROUND FOR NIGHTIME OPERATIONS.
- 9. ALL DETOUR ROUTE SIGNS (M4=9) SHALL HAVE STREET NAME PLAQUES.

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February 14, 2021

CITY APPROVAL FILE NUMBER: SP-2020-0364C EXPIRATION DATE:

PPROVED BY PLANNING COMMISSION ON: PPROVED BY CITY COUNCIL ON: nder Section 112 of Chapter 25-6 Of The Austin City Code Director, Development Services Department DATE OF RELEASE: Zoning:

PROVED ADMINISTRATIVELY ON:

3 OF 37

RIGHT-OF-WAY MANAGEMENT

- FOR RIGHT OF WAY VIOLATIONS INCLUDING BUT NOT LIMITED TO WORKING WITHOUT A PERMIT OR AN EXPIRED PERMIT WITHIN THE CITY OF AUSTIN ROW AN INVESTIGATION FEE WILL BE ASSESSED FOR EACH OFFENSE UNIT. THE VIOLATION IS CORRECTED. FOLLOWING IS THE INVESTIGATION FEE SCHEDULE FOR VIOLATIONS OF PUBLIC SAFETY:
- CONTRACTORS AND THE SERVICENTS MUST BE LICENSED BY THE CITY OF AUSTIN FOR CONDUCTING WORK WITHIN THE RIGHT OF WAY THE CITY OF AUSTIN FOR CONDUCTING WORK WITHIN THE RIGHT OF WAY THE COST OF AUSTIN FOR CONDUCTING WORK WITHIN THE RIGHT OF WAY THE COST OF AUSTINCTION OF PERMIT 02000 FROM THE COST OF THE PERMIT WAY THE COST OF THE PERMIT OF THE COST OF THE PERMIT WAY THE

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 A MULTIPE VIOLATIONS = UP TO A 4 DAY
 SUSPENSION OF WORK
- CONTRACTORS AND THEIR SUBCONTRACTORS MUST BE LICENSED BY THE CITY OF AUSTIN FOR CONDUCTING WORK WITHIN THE RIGHT OF WAY.
- CONTRACTOR MUST OBTAIN RIGHT OF WAY EXCAVATION PERMITS FROM RIGHT OF WAY MANAGEMENT DIVISION, FOR EACH STREET PRIOR TO COMMENCEMENT OF WORK, PLEASE CALL (5/2) 974—1100 FOR ADDITIONAL INFORMATION REGARDING PERMITTING PROCESS AND THE MOST CURRENT RIGHT OF WAY PERMITTING PER SCHEDULE.
- FOR WORK AT SIGNALIZED INTERSECTIONS CONTRACTOR MUST DIAL 311 OR (512) 974-2000 TO INITIATE A CITIZENS SERVICE REQUEST (CSR) FOR THE TRAFFIC SIGNALS GROUP; TO COORDINATE AND GAIN APPROVAL A MINIMUM OF I WEEK PRIOR TO CHANGE OF PROJECT LOCATION OR PHASE.
- CONTRACTOR SHALL HAVE AN APPROVED RIGHT OF WAY PERMIT ON SITE AT ALL TIMES WHEN WORKING IN THE ROW.

- I SOURCE OF CORPORATION FOR PROPERTIES, PRIOR TO START OF WORK.

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 STORAGE OF COMPANIES TO THE FROM SE PERMISSIES COAY WITHOUT THE STORAGE AND COMPANIES AND c. EQUIPMENT OR MATERIAL STORED IN THE ROW SHALL NOT CREATE A VISUAL BARRIER TO TRAFFIC.

- 2. EXSTING SDEWALKS AND BEATEN PATHS SHALL BE MANTANED AS ADA COMPULANT THROUGHOUT THE PROJECT DURATION WITH THE EXCEPTION OF PERUL FASTROOM AND UTILITY TE-ROS. ANY WIGHTS OFFERDOR WITHING THE CONTROL OF THE PROJECT OF THE PROJE
- ROAD WORK AHEAD' AND 'CONSTRUCTION ENTRANCE AHEAD' SIGNS MUST BE PLACED AT ALL APPROACHES TO STABILIZED CONSTRUCTION ENTRANCE. SEE THE CITY OF AUSTIN STANDARD DETAILS FOR SIGN SPACING.
- ADA COMPLIANCE SHALL BE MAINTAINED THROUGH STABILIZED CONSTRUCTION ENTRANCE.
- 16, BARRIER SHALL BE PLACED WITHIN GUIDELINES SET FORTH BY THE TMUTCO CRASH TESTING REQUIREMENTS (NOHRIP REPORT 350) FOR THAT PARTICULAR BARRIER USED. ANY MODIFICATIONS TO THAT TESTING APPLICATION SHALL BE APPROVED BY THE ENGINEER OF RECORD.
- FOR OVERNIGHT PROTECTION OF WORK ZONES WITHIN THE ROW, REFER TO CITY OF AUSTIN STANDARD 804S-4 SERIES DETAILS.
- 9. INITIAL AND PHASE CHANGE TRAFFIC CONTROL CHANGES SHALL BE INSTALLED ON THE WEEKENDS,
- D), THE NAME AND TELEPHONE NUMBER OF THE CONTRACTOR OR SUPPLIER SHALL BE SHOWN ON THE NON-REFLECTIVE SURFACE OF ALL CHANNELIZING DEVICES IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD 800 SERIES DETAILS.

ELECTRIC NOTES

- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEWHITCH AND ANOTHER ACCESS THE ARROY PRACESSES REQUIRED, IN ADDITION TO THOSE REGISTRES, FOR THE ARROY PROVIDED THE ACCESS THE ARROY OF ACCESS ARE REQUIRED TO PROVIDE ELECTRIC FACULTES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE EQUIRING, AND WITH CHAPTER 25.70 FT THE CITY OF AUSTIN LAND EXCUMPRIANCE WITH CHAPTER 25.70 FT THE CITY OF AUSTIN LAND EXCUMPRIANT COME.
- INTO THE LURIS DE CONSTRUCTION FOR THIS PROJECT.

 HE COMER OF THE PROPERTY IN RESPONSIBLE FOR MAINTAINING NATIONAL ELECTRIC SAFETY CODE/COSIA CODE CLEARANCES RETHERN ELECTRIC LURIS AND ELECTRIC LURIS AND ELECTRIC LURIS CLEARANCES RETHERN ELECTRIC LURIS CLEARANCE STRUMEN AND ATTENDE CONTRICTION OF THE CONTRICTION OF

APPENDIX P-6: REMEDIAL TREE CARE NOTES

- AS A COMPONENT OF AN EFFECTIVE REMEMBE, TREE COME PROCESSA PER SETTING TO THE PROCESSA PER SETTING THE LIMITS OF CONSTRUCTION AND RECEIVE SOIL ABOVE SOIL
- GORDAN CONTRACTOR SALE SELECT A FERRILLARION CONTRACTOR AND FROM THE CONTRACTOR THE APPROPRIATE SEASON, DOLLAT THE SEASON PRECEDENT THE PROPOSED THE APPROPRIATE SEASON, DOLLAT THE SEASON PRECEDENT THE PROPOSED CONTRACTOR OF THE CONTRACTOR OF THE

AMERICANS WITH DISABILITIES ACT

THE CITY OF AUSTIN HAS REVEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINEN WEHTER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.



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LESSIN LANE VILLAS February 14, 2021

CITY APPROVAL SITE PLAN RELEASE FILE NUMBER: SP-2020-0364C EXPIRATION DATE: PPROVED ADMINISTRATIVELY ON: PPROVED BY PLANNING COMMISSION ON: APPROVED BY CITY COUNCIL ON:
Under Section 112 of Chapter 25-5 Of The Austin City Code Director, Development Services Department DATE OF RELEASE: ____Zoning: ____

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4 OF 37	

ALL RESPONSIBILITY FOR THE ADEQUECY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES. REVIEWED BY AUSTIN WATER APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATEI AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICATION OF BUILDING INSPECTIONS.

USE OF ELECTRONIC FILES GENERAL DISCLAIMER: USE OF THE ATTACHED FILES IN ANY MANNER INDICATES YOUR USE OF ELECTRONIC PILES GENERAL DECLAMMEN. USE OF THE ATTACHED FLES IN ANY MANURE INFOCATE YOUR ACCURATE AND EXPENSIVE AND CONTROL SES SET OFFINITE BODY. WE YOU NO HOT AGENT ON ALL OF THE THEMS AND THE REFERENCE INFORMATION. PLASS SEA ADVISED THAT THE ATTACHED FLES ARE IN A FORMAT THAT CAN BE ATTEMD. THE THE ATTACHED FLES ARE IN A FORMAT THAT CAN BE ATTEMD. THE CONTROL FLES ATTACHED FLES ARE IN A FORMAT THAT CAN BE ATTEMD. SEEN AND THE ATTACHED FLES ARE IN A FORMAT THAT CAN BE ATTEMD. SEEN ATTACHED FLES ARE IN A FORMAT THAT CAN BE ATTEMD. SEEN ATTACHED FLES ARE IN A FORMAT THAT CAN BE ATTEMD. SEEN ATTACHED FLES AND THE ATTACHED FLES AND THAT USERS SO HE ATTACHED FLES AND THAT USERS SO HE ATTACHED FLES AND THAT ATTACHED FLES AND THAT USERS AND THA

STANDARD CONSTRUCTION NOTES:

- 1. THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIALS AND METHODS USED TO DO THIS WORK.
- CONTRACTOR MUST OBTAIN A STREET CUT PERMIT FROM AUSTIN TRANSPORTATION DEPARTMENT, RIGHT OF WAY MANAGEMENT DIVISION BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLEY.
- THE CONTRICTOR SHALL CONTRICT THE AUSTIN AREA TONE CALL STRIFTS AT HIGH-LANDTY FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION HANDWARD OF CONTRICTORION, THE CONTRICTOR SHALL VERBY THE LOCATIONS OF ALL UTILITIES TO BE EXTENDED. THE TO, OR ALTERED, OR SUBJECT TO DAMAGENCONTRIBUTED BY THE CONSTRUCTION OPERATIONS, THE CITY OF AUSTIN WATER AND WASTEWATER MAINTENANCE RESPONSIANT FOR STATE AUGUSTS.
- 5. NO OTHER UTILITY SERVICEMPPURTENANCES SHALL BE PLACED NEAR THE PROPERTY LINE, OR OTHER ASSISTED LOCATION DESIGNATED FOR WATER AND WASTEWATER UTILITY SERVICE THAT NOULD INTERFERE WITH THE WATER AND WASTEWATER SERVICES.
- 6. THE CITY SPECIFICATION ITEM 5085 WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE.
- ALL MATERIALS TESTS ORDERED BY THE OWNER FOR QUALITY ASSURANCE PURPOSES, SHALL BE CONDUCTED BY AN INDEPENDENT LABORATORY AND TUMBED BY THE OWNER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 19045.
- E. PRESSURE TO SHALL BE ALLOWING ON A CASE OF CASE PARE, AD STERMING OF THE ORIGINATION SERVING HANDMALLY PRESSURE WHITE AND ALLY PRESSURE OF THE ORIGINATION SERVING HANDMALLY PRESSURE OF THE ORIGINATION SERVING HANDMALLY PRESSURE OF THE ORIGINATION SERVING HAND AND ADDRESS OF THE ORIGINATION SERVING HAND AND ADDRESS OF THE ORIGINATION OF THE ORIGINATION SERVING HAND AND ADDRESS OF THE ORIGINATION OF THE ORIG
- 9. THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION (TEM 510.3(22) AND SPL WW 27-A and WW 27-F.
- 18. THE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY STRINGARD SEPERATION THE SISTEMA SHALL BE SET IN ACCORDANCE WITH CITY STRINGARD SEPERATION THE SISTA AND SHALL BE PAINTED FINAT AUBWIND OR COURT, FREH HYDRANTS AND ASSOCIATED VALVES, TEN (10) YEARS AND OLDER WILL BE RECURRED TO BE REPLACED WITH AND YIF BY HYDRANT AND APPERTURBANCES.
- 11. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEMS \$10.3 (27m28). FORCE MAIN PRESSURE TESTING SHALL BE CONDUCTED AND FALL UNDER THE SPECIFICATIONS AS WATER LINES (PRESSURE PRES) OF ATTHE PRESSURES SHOWN ON THE APPROVED PLAIS.
- 12. ALL MATERIAL USED ON THE PROJECT MUST BE LISTED ON THE STANDARD PRODUCTS LISTING, ANY MATERIAL NOT LISTED HAS TO GO THROUGH THE REVIEW OF THE STANDARDS COMMITTEE FOR REVIEW AND APPROVAL PRIOR TO START OF PROJECT. TESTING AND EVALUATION OF PRODUCTS ARE REQUIRED BEFORE APPROVAL. VIALE CERTOR AND CONSIDERATION.
- WHEN WATER SERVICES ARE DAMAGED AND THE SERVICE MATERIAL IP C. THE LINE SHALL BE REPARED ONLY BY HEAT FUSION WELD OR REPURCED THE LUL LIGHDIN MIPH THE COPPER MATERIAL MY TIME PE IS DOMAGED OR THAVERED MY IN IN ANY MAY, THE PE IS DOMAGED OR THAVERED MY IN IN ANY MAY, THE PE IS DOMAGED OR THAVERED MY IN IN ANY MAY, THE PE IS DOMAGED OR THAVERED MY IN IN ANY MAY, THE PE IS DOMAGED OR THAVE THE COPPER MATERIAL NOTE FULL LENGTH BY FROM CORPORATION STOP TO MOTTER.
- WHEN AN EXISTING WATERLINE SHUT OUT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTFY THE CONSTRUCTION INSPECTOR WHO WILL THEN NOTFY AUSTIN WATER DEPATCH AND THE AFFECTED CUSTOMERS A MANAGE.

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 THE CONTRICTOR SHALL HOPEN THE CONSTRUCTION REPRECTOR SO THAT HE CAN HOTHEY THE AUSTIN WATER AT STACOOD AT A THE CONTRICTOR SHALL HOTTER AND ATTERED AND ATTERED AND ATTERED AND ATTERED AND ATTERED AND ATTERED BOXES THAT ARE PROPORTED TO BE RECOATED ON BALLWOOD, THE CONTRICTOR SHALL BUT AND ATTERED ATTERED AND ATTERED AND ATTERED ATTERED AND ATTERED ATTERED ATTERED ATTERED AND ATTERED ATTERED
- 16. WATER WID WASTE WATER SERVICES WILL NEED TO BE REPLACED UP TO THE MAIN, REPAIR COUPLINGS ARE NOT ALLOWED ON NEW INSTAIL ITEMS.
- 17. ALL MAINFALES IN UNPAYED AREAS PROVIDING DIRECT ACCESS TO A WASTEWATER LINE SHALL BE WATERTIGHT AND BEAR THE WORDING AND INSKNIN FOR THE CITY OF AUSTIN.
- 18. THE CONTRACTOR SHALL VERTEY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES, BELOW GROUND AND OVERHEAD, PRIOR TO STARTING ONSITE UTILITY WORK.
- 18. ALL WATER AND WASTEWATER MAPKS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED IN CHAPTER 200 DRIVING WATER STANDARDS, CHAPTER 217 DESIGN CRITERIA FOR SEVERAGE SYSTEMS AND CHAPTER 210 DESIGN CRIERIA FOR RECUMED SYSTEMS OF THEO RULES.
- 20. CONTRACTOR'S PERSONNEL THAT PERFORM BUTT FUSION AND ELECTROFUSION ON OR TO HOPE PIPE AND FITTINGS MUST HAVE CURRENT CUALIFICATION TRAINING CERTIFICATE ISSUED BY MCELROY OR COMPARABLE TRAINING PROGRAM.
- SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENCHRER. RECRITERED IN THE STATE OF TEAS, SHALL BE SUBSTRUCTION. TO REACH WATER APPROXIMATION FOR LANGE SERVICES PREACHT MANDLES, JUNCTION BOOKS, THE LIST, AND SHALL VALVE STEM EXTENSIONS SHALL CONSIST OF A SINGLE PIECE OF IRON ROD OF THE REQUIRED LENGTH WITH A SOCKET ON ONE END AND NUT ON THE OTHER,
- 24. ALL POTRIES WATER SYSTEM COMPONENTS INSTALLED AFTER INNUMEY'A. 2014, SMALL BE ESSENTIBLITY EAR FREE* ACCORDING TO THE US SAFE DRIVING WATER ACT EMANCES ARE WAVES (CORPORATING STOP, CUID STOP, AUTO PRESENTE REDUCIN), RIPPLES, BOMPING, PIEC, "THINGS, SOCIOU WAVESTERS AND FIRE PROMOTIN," SAFFON SOCIOUS AND IN TWO HOUSES ONE WAVES BOMPING, PIEC," THINGS, SOCIOU WAVESTERS AND FIRE PROMOTING, "SAFFON SOCIOUS AND IN TWO HOUSES ON SHEET MAINTACTURES AS WEETING THE REQUIREMENT EITHER BY MARKINGS ON THE COMPONENT OR ON THE PACKAGING BHALL NOT BE MATALLED.
- 25. ALL EXISTING WATER METERS IDENTIFIED TO BE RELOCATED OR ABANDONED AT THE DEVELOPMENT, SHALL BE REMOVED FROM THE METER BOX PRIDR TO CONSTRUCTION AND GIVEN IMMEDIATELY TO THE DSD MISPECTOR.
- 26. THE DESCRIEGE SHALL CALL COLT THE SIZE. THE ADD ELECTRONS TO RESISTANCE OF ALL DESTING WATER METERS TO BE RELOCATED OR REPARADED, WATER WETER MURRES WILL NOT BE REQUISED TO BE PLACED ON THE PLANS SHEET. A SEPARATE AUSTIN WATER THAN SOME FOR MINI LEG USED TO PROVIDE ELECTRON THO MEMBRING WHE DESTING MOMENTATION DESTING METERS TO RECIDE APPROPRIATE CREDITS, THIS FORM SHALL BE DRECTLY SUMMITTED TO AUSTIN WATER TAPS CHIEFE FOR REVIEW AND PROCESSION.
- 27. NO CONNECTION MAY BE MADE BETWEEN THE PRIVATE PLUMBING AND AUSTIN WATER INFRASTRUCTURE UNTIL A CITY APPROVED WATER METER HAS BEEN INSTALLED.
- 28 ALL GRAVITY LINES SHALL BE INSTALLED DOWNSTREAM TO LIPSTREAM
- 29. METER BOXES AND CLEAN OUTS SHALL NOT BE LOCATED WITH IN PAVED AREAS SUCH AS DRIVEWAYS AND SIDEWALKS.
- 30. PROTECTED STREET STATUS IS SUBJECT TO CHANGE OVER THEIL IT IS THE CONFERS RESPONSIBILITY TO CONFIRM THE STREET STATUS PIEDS TO CONSTRUCT DA AS PROTECTED STREETS STATUS WAS RESPONSIBLED TO SE CONTINUED. ANY APPROAL FROM THE STREET AS POSSIBLED AS PROTECTED STREETS STATUS PROTECTED STREETS.
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 SECURIOR STATUS AND ASSENCED AS PROTECTED AS PROTECTED AS PROTECTED.

INSPECTION NOTES

Please call Development Services Department Site and Subdivision Inspection at 512.974.6360 for arrangements for payment of Inspection fees and job assignment for Inspection of the public before any Pre-construction meeting can be held





AUSTIN FIRE DEPARTMENT FIRE PREVENTION DIVISION 505 Borton Springs Rd, St 200, Austin, Toxas 78704 (512) 994-0160



			Hydrant Flo	ow Test R	eport	
TEST DATE	06/13/202	20	FREBOX	1706	COMPANY	PREVENTION
TIME	925 HR	5	MAP GRID ID	H18	AFD STAFF	ALEXANDER, CLI
			RESIDUA	L HYDRAN	α	
	RESIDUAL	HYDRANT #	178500		MAIN SIZE (in.)	8
91	K#	DRECTION	1	STREET NAM	II.	TYPE
2	10			KREBS		LN
STATIC PRESSURE (PSI)			81	RESIDUAL PRESSURE (PSI)		77
			FLOW	HYDRANT		
	FLOW	HYDRANT#	178651		MAIN SIZE (in.)	8
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38	0)			REYNA		ST
	TATIC PRI	SSURE (PSI)	84	RESI	IDCUL PRESSURE (PSI)	74
Comments					discharge coefficient insight 25° but = 0.8 w/ 45° dhow = 0.75	0.9
				FLOV	V RATE (GPM) =	1443

PROJECT INFORMATION

PROJECT INFORMATI	ION
GRID NUMBER:	M25
MAPSCO NUMBER:	614Y, 644C
AW INTERSECTION NUMBER:	5625
BUILDING SIZE IN SQUARE FEET:	3397 SF (MAX)
BUILDING TYPE PER IFC:	V-B
BUILDING HEIGHT:	< 60'
AVAILABLE FIRE FLOW CALCS AT 20 PSI:	1443 GPM
REQUIRED BUILDING FIRE FLOW PER IFC:	1000 GPM
REDUCED FIRE FLOW PER % FIRE SPRINKLER REDUCTION:	50%
*MINIMUM FIRE FLOW:	500 GPM
DOMESTIC WATER DEMAND:	15 GPM
WATER SUPPLY FIXTURE UNITS (WSFU):	6
DOMESTIC DEMAND CALCULATED PER THE WSFU:	5,5 GPM
AUSTIN WATER PRESSURE ZONE:	SOUTH
STATIC WATER PRESSURE:	84 PSI
HIGHEST LOT SERVED:	644,0
LOWEST LOT SERVED:	632,0
IRRIGATION DEMAND:	N/A
8" FIRE LINE VELOCITY:	N/A
6" DOMESTIC LINE VELOCITY:	N/A

ON MINIMUM FIRE FLOW, DESIGN ENGINEER MUST INCLUDE 1500 GALLONS PER MINUTE OR REDUCED FIRE FLOW AMOUNT, WHICHEVER IS GREATER)

DOES THIS PROJECT INVOLVE A DEVELOPMENT AGREEMENT

□YES

⊠no

THAT IMPACTS AUSTIN WATER INFRASTRUCTURE?

DOES THIS PROJECT NEED AULC: REVIEW ?

IF YES, PLEASE PROVIDE UCC#_ NOTE: IF THE PROJECT IS LOCATED WITHIN FULL PURPOSE JUNISDICTION, A KIGHT-OF-WAT REVIEW, HROUGH THE AULCC PERMIT PROCESS WILL BE REQUIRED.

PROPOSED PRODUCT TYPE TO BE INSTALLED

WATER MAIN

RECLAIMED WATER MAI

PROJECT INFORMATION

Meter Notice:

Meter 1.5 inches and larger must be purchased and ordered 90 days in advance of installation. Meter(s) Requirement for Project: LESSIN LANE VILLAS

Address: 219 Lessin Lane

Proposed Use: Residential Meter Type: POSITIVE DISPLACEMENT Size: 11/2"

Service Units: 5

Meter(s) Requirement for Project: Address:

Proposed Use: Irrigation Meter Type: POSITIVE DISPLACEMENT

Size: 3/4" GPM: 2-30 GPM

Service Units: 1.5 Reclaimed Meter(s) Requirement for Project:

Address: Proposed Use:

Type:

GPM:



NOTICE: CHITEUCTION SITE SAY SOLE RESPONSIBILITY CONTRACTOR, NUMBER 1

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CITY APPROVAL

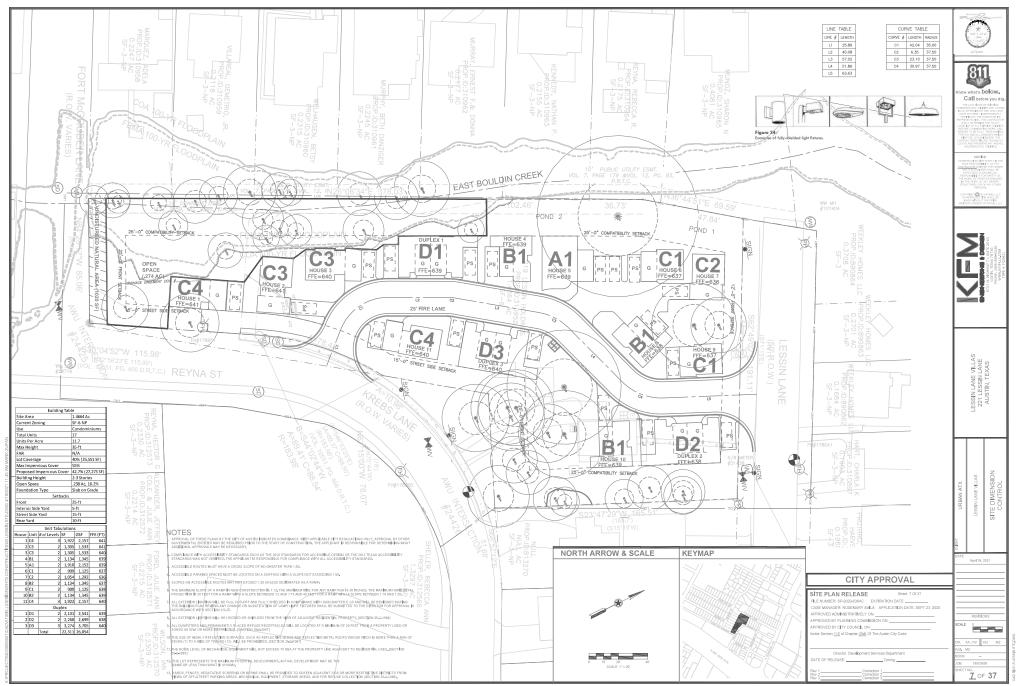
SITE PLAN RELEASE FILE NUMBER: SP-2020-0364C EXPIRATION DATE: PPROVED ADMINISTRATIVELY ON: PPROVED BY PLANNING COMMISSION ON: PPROVED BY CITY COUNCIL ON:___ nder Section 112 of Chapter 25-6 Of The Austin City Code Director, Development Services Department

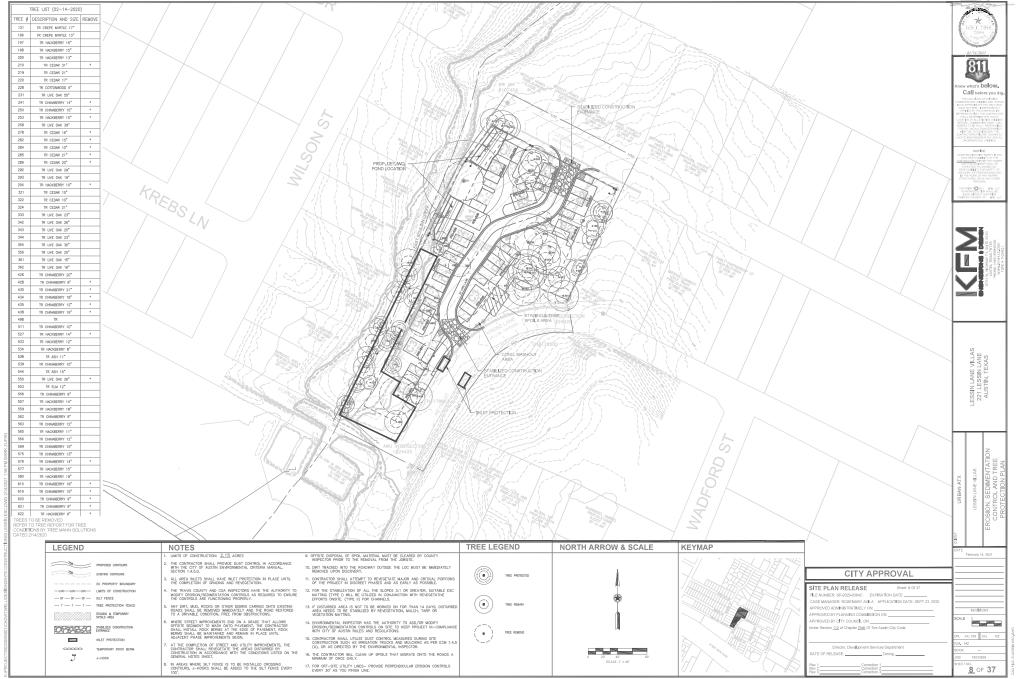
DATE OF RELEASE:

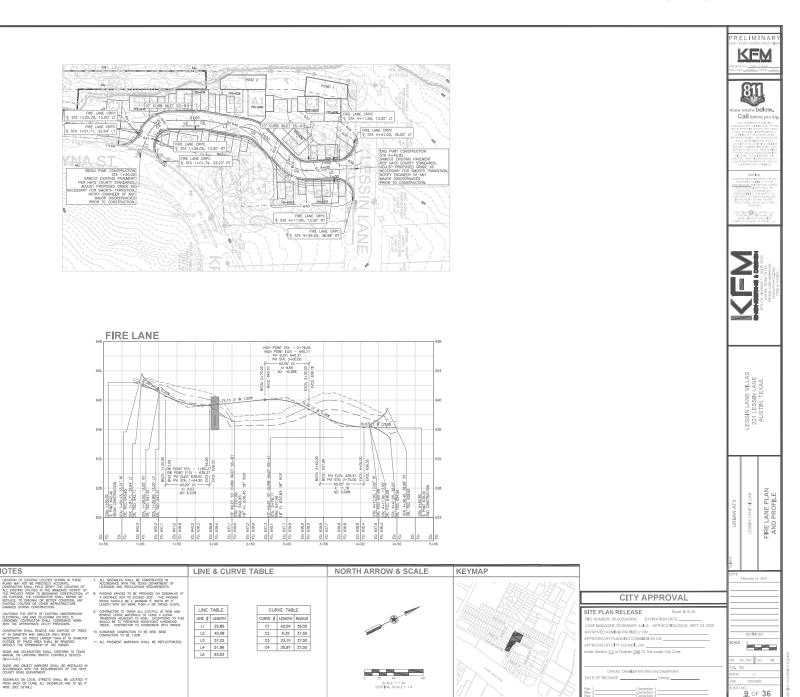
D-4/12



COA CASE NO: SP-2020-0364C







LEGEND

PROPERTY BOUNDARY RIGHT OF WAY

- STREET CENTERLINE

PROPOSED CONTOURS

DISTING CONTOURS

SIDEWALK

CURB AND GUTTER

PROFILE LEGEND

- EX GRADE AT CENTERLINI

---- FX GRADE AT RT ROW LINE

- - EX GRADE AT LT ROW LINE

---- PR BASE GRADE BELOW CROWN

EG: 686.3 EXISTING GRADE ELEVATION AT STREET CENTER LINE

FG: 885.5 FINISHED GRADE ELEVATION AT STREET CENTER UNE

PR TOP OF CURB

NOTES

D-4/16

